

Warranty Deed
28941TRANSFER
TAX
PAID

Know all Men by these Presents, That We, STEPHEN W. BROWN and PAULA D. BROWN of Clinton, Kennebec County, and State of Maine, in consideration of One Dollar and other valuable considerations paid by ROBERT A. TISDALE, JR. and DEBRA A. TISDALE of Augusta, Kennebec County, and State of Maine, whose mailing address is P. O. Box 2388, the receipt whereof we do hereby acknowledge, do hereby *give, grant, bargain, sell and convey*, unto the said Robert A. Tisdale, Jr. and Debra A. Tisdale as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated in Waterville, Kennebec County, and State of Maine, bounded and described as follows, to wit:

All and the same premises conveyed to the said Stephen W. Brown and Paula D. Brown by Warranty Deed of Steven O. Violette and Anita E. Violette dated October 16, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2249, Page 116.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Robert A. Tisdale, Jr. and Debra A. Tisdale as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises; that they are free of all encumbrances except a certain Mortgage given by Steven O. Violette and Anita E. Violette to Waterville Savings Bank dated August 17, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2138, Page 56, which said Mortgage the Grantors herein agree to pay and hold the Grantees harmless from; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, We, the said Stephen W. Brown and Paula D. Brown, husband and wife joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this Twelfth day of December, 1986.

Signed, Sealed and Delivered
in presence of

Harvey A. Chesley Jr.

Stephen W. Brown

Harvey A. Chesley Jr.

Paula D. Brown

State of Maine
County of Kennebec ss.

December 12, 1986

Personally appeared the above named Stephen W. Brown and acknowledged the foregoing instrument to be his free act and deed.

Before me, Harvey A. Chesley Jr.

Notary Public

HARVEY A. CHESLEY, JR.
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 19, 1993

RECEIVED KENNEBEC SS.

1986 DEC 17 AM 9:00

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